151.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,100 / 807,100
					USE VALUE:	807,100 / 807,100
					ASSESSED:	807,100 / 807,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FELTY JAMES L
Owner 2:	JACKSON JUDITH A
Owner 3:	
Street 1:	57 FOUNTAIN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NASTUK MICHAEL D -
Owner 2:	NASTUK KRISTIN LIETZKE -
Street 1:	57 FOUNTAIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 2242 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	358,800		448,300	807,100
Total Card	0.107	358,800		448,300	807,100
Total Parcel	0.107	358,800		448,300	807,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.96 /Parcel: 359.96

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100287

GIS Ref

GIS Ref

Insp Date 04/14/18

!11867!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	358,800	0	4,680.	448,300	807,100		Year end	12/23/2021
2021	101	FV	348,400	0	4,680.	448,300	796,700		Year End Roll	12/10/2020
2020	101	FV	348,600	0	4,680.	448,300	796,900	796,900	Year End Roll	12/18/2019
2019	101	FV	264,100	0	4,680.	420,300	684,400	684,400	Year End Roll	1/3/2019
2018	101	FV	264,100	0	4,680.	347,400	611,500	611,500	Year End Roll	12/20/2017
2017	101	FV	264,100	0	4,680.	319,400	583,500	583,500	Year End Roll	1/3/2017
2016	101	FV	264,100	0	4,680.	291,400	555,500	555,500	Year End	1/4/2016
2015	101	FV	249,600	0	4,680.	285,800	535,400	535,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:16:21

LAST REV

Date	Time
04/27/18	08:43:49
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11867

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NASTUK MICHAEL	55692-546		10/28/2010		529,000	No	No		
LIETZKE KRISTIN	54118-526		1/8/2010	Convenience	99	No	No		
MERLIN DAVID/SY	41621-559		12/16/2003		492,000	No	No		
CONNOLLY BARBAR	33343-22		7/30/2001		363,000	No	No		
KIAMOS THEODORE	25740-308		10/17/1995		215,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/9/2005	89	Redo Bat	7,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	189	PATRIOT
2/25/2009	Entry Denied	372	PATRIOT
9/26/2005	Permit Visit	BR	B Rossignol
5/18/2004	MLS	HC	Helen Chinal
10/26/2001	MLS	MM	Mary M
4/12/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100287
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA:	0.10744	Total SF/SM:	4680	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	448,322	Spl Credit		Total:	448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31751430
Const Adj.:	0.97272485
Adj $ / SQ:	173.013
Other Features:	88787
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440749
Depreciation:	81979
Depreciated Total:	358770

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

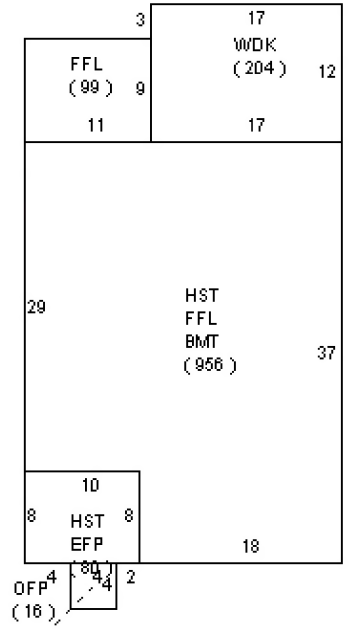
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.01
Special Features:	0	Val/Su Net:	126.83
Final Total:	358800	Val/Su SzAd	228.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,055	173.010	182,529
BMT	Basement	956	75.520	72,197
HST	Half Story	518	173.010	89,621
WDK	Deck	204	10.600	2,163
EFP	Enclos Porch	80	59.590	4,767
OFP	Open Porch	16	42.800	685

Net Sketched Area:	2,829			Total:	351,962
Size Ad	1573	Gross Area	3347	FinArea	2242

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

151.0-0003-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	